

Item # 42

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Amendment to the Carillon PUD Final Master Plan, Tracts 201 and 401, Lockwood-McCulloch Retail; located at the northwest corner of Lockwood Blvd. and McCulloch Road, applicant - Kim Hall, Avid Engineering, Inc.

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Donald S. Fisher **CONTACT:** Cathleen Consoli **EXT.** 7377

<b>Agenda Date:</b> <u>4/08/03</u>	<b>Regular</b> <input checked="" type="checkbox"/>	<b>Consent</b> <input type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Public Hearing – 1:30</b> <input type="checkbox"/>		<b>Public Hearing – 7:00</b> <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

1. Approve an amendment to the Carillon PUD Final Master Plan, Tracts 201 and 401, Lockwood-McCulloch Retail; located at the northwest corner of Lockwood Blvd. and McCulloch Road; or
2. Deny an amendment to the Carillon PUD Final Master Plan, Tracts 201 and 401, Lockwood-McCulloch Retail; located at the northwest corner of Lockwood Blvd. and McCulloch Road; or
3. Continue the request to a date and time certain.

District: 1 – Commissioner Maloy

Cathleen Consoli – Senior Planner

**BACKGROUND:**

The Carillon PUD was originally approved in 1988 for 1208 residential units and commercial/industrial uses on a total of 467 acres. Tracts 201 and 401, comprising 8.47 acres of the Carillon PUD Master Plan, are approved for commercial uses and are required to meet the zoning standards of the C-1 (Commercial Retail) District as defined by the Land Development Code (LDC).

The applicant, Kim Hall of Avid Engineering, is proposing to develop these two tracts as a commercial subdivision consisting of seven lots and a 1.42 acre retention area. Although the subdivision will consist of individually platted lots, the project concept is to develop the property as a multiple building site with shared access, parking, and infrastructure. This proposed project will need to vary from the requirements of the C-1 District to implement this concept. A conceptual site plan has been submitted and the three needed waivers are as follows:

1. Waiver of the internal property line landscape buffer standards in Sec. 30.1230(b). This section requires that

<b>Reviewed by:</b>
<b>Co Atty:</b> <u>RCC</u>
<b>DFS:</b> _____
<b>Other:</b> <u>MM</u>
<b>DCM:</b> <u>SS</u>
<b>CM:</b> <u>KB</u>
<b>File No.</b> <u>rpdp04</u>

parking areas on each lot have a five (5) foot landscaped buffer on each side of the property line. The applicant is proposing that the project share parking and drive areas instead of having separate, distinct parking areas for the buildings on each of the lots. Because the parking areas are to be shared and are not exclusive to each lot, the need for buffering of lots is removed. The project will provide for the required external landscaped buffers on Lockwood Boulevard and McCulloch road as well as along the adjacent properties.

2. Allow the open space calculation to be calculated in aggregate for the entire project rather than for each parcel (Section 30.1344). In this case, the code would require each individual lot to contain 25% open space and would not allow the retention area to be included in the open space calculation. The applicant is requesting that the pond be included in the calculation by meeting criteria in Section 30.1344(e)(3)(A). This will require that the pond be designed with amenities providing enhanced aesthetic and pedestrian friendly features. The conceptual site plan incorporated a loop pedestrian trail that connects to the building and parking areas. A landscaping plan will need to be submitted with the final engineering plans to provide the requisite planting requirements. Additionally, the proposed site plan shows the wall that must be constructed adjacent to the single family tract to the north as required by the approved Carillon PUD Master Plan.
3. Waiver to the prohibition of off-premise ground signs for lots 5, 6, and 7 of the Commercial Subdivision (Section 30.1243(a)(1)(A)iii). The sign standards allow a ground sign for each lot having a minimum of 40 feet of frontage on a road. In this case, the applicant is proposing an off-premise sign location on McCulloch Road and Lockwood Boulevard to identify the tenants in the buildings on lots 5, 6, and 7 of the commercial subdivision. The other sign locations shown on the site plan and lot layout plan would meet the requirements of the sign regulations. In all, the applicant is requesting a total of six (6) ground signs. A sign package has been submitted with an architectural rendering of the proposed master sign which will be consistent among all the signs. No pole signs are to be permitted.

#### **LPA/P&Z RECOMMENDATION**

On February 19, 2003, the LPA unanimously recommended approval of the amendment to the Carillon PUD Master Plan with the conditions outlined by staff.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of the proposed amendment to the Carillon PUD Master Plan based on the conceptual site plan submitted with the following conditions:

1. The plat for the project shall incorporate appropriate provisions for shared access and parking between all parcels; and
2. The plans submitted for final engineering approval shall provide the appropriate landscaping and pedestrian amenities for the storm water retention pond as required by LDC Section 30.1344(e)(3)(A); and

3. Each lot of the commercial subdivision shall provide a minimum of 8.2% open space based on the storm water retention pond meeting the open space criteria of the LDC Section 30.1344(e)(3)(A);
4. A property owner's association shall be established at the time of platting to provide for the maintenance of the landscaping, buffers, and parking areas and shared infrastructure; and
5. Signage must comply with the design of the rendering submitted in the sign package, the design must be consistent on all signs, pole signs are prohibited, there are to be a maximum of six (6) signs, and the maximum height of the signs shall be 15 feet.

Attachments: Land Use and Zoning Maps

LPA Minutes

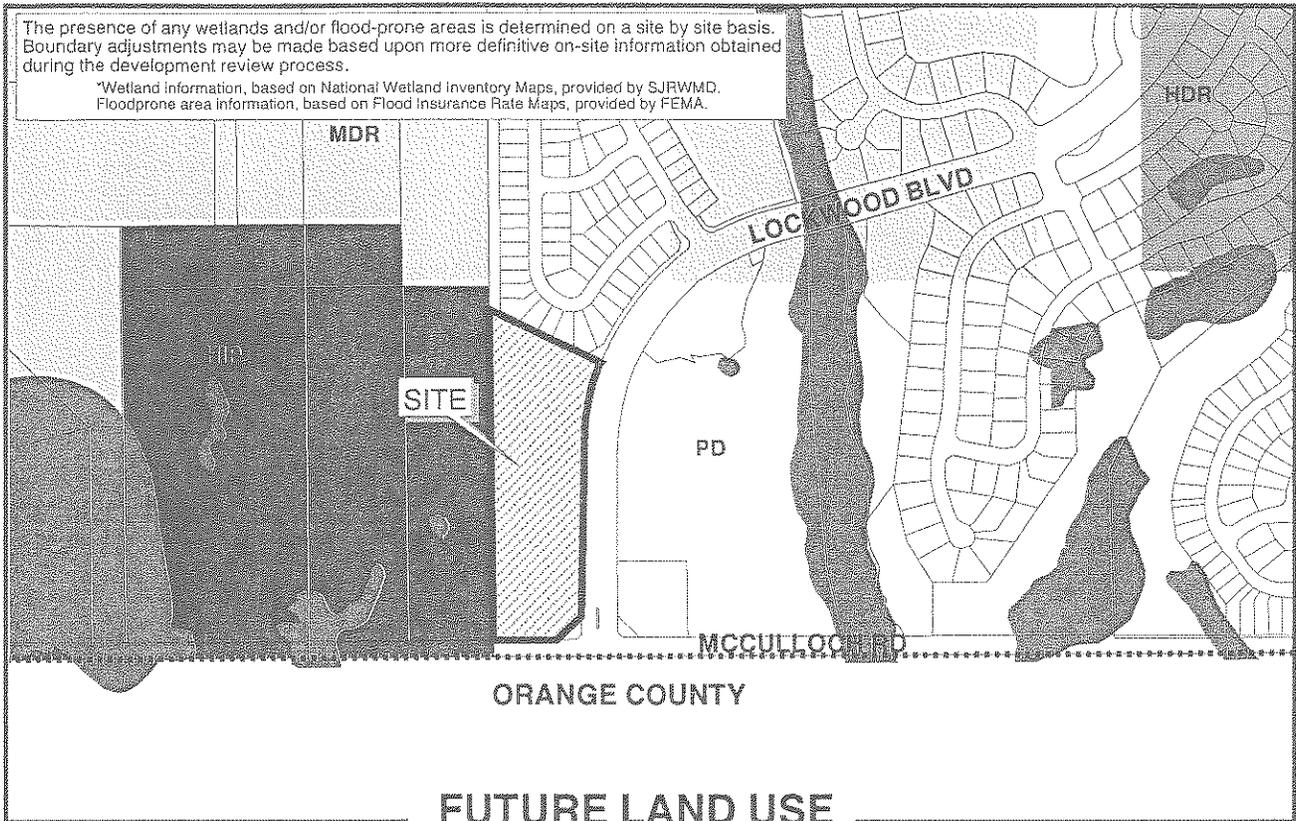
Developer's Commitment Agreement

Conceptual Site Plan

Sign Package

The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.

\*Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.  
Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.

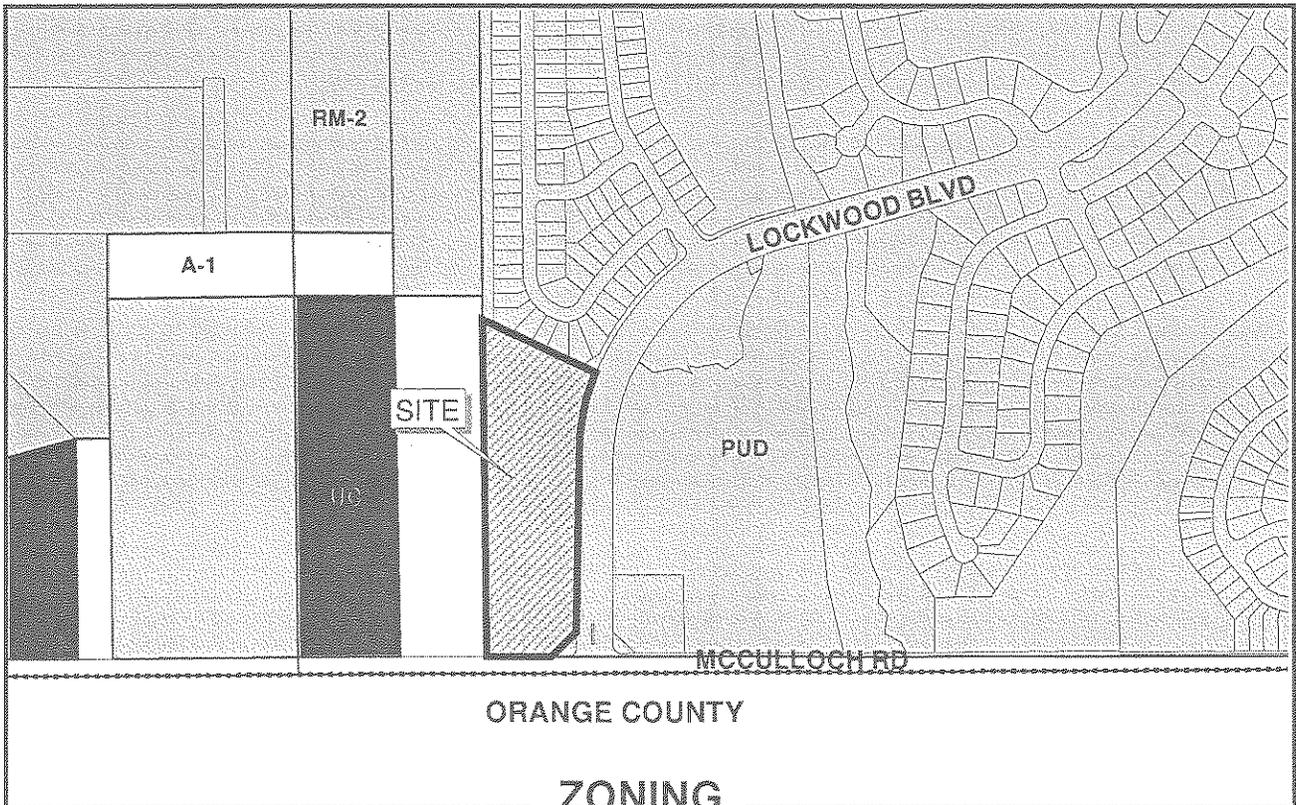


**FUTURE LAND USE**

Site  
  Municipality  
  HIP  
  PD  
  MDR  
  HDR  
  CONS

Applicant: Avid Engineering  
 Physical STR: 35-21-31-300-007A-0000  
 Gross Acres: 8.47 BCC District: 1  
 Existing Use: Vacant Commercial  
 Special Notes: \_\_\_\_\_

	Amend/ Rezone#	From	To
FLU	--	--	--
Zoning	Z2002-007	PUD	PUD



**ZONING**

A-1  
  PUD  
  RM-2  
  UC

**Minutes for the Seminole County  
LPA/P&Z Board**

**FEBRUARY 19, 2003  
7:00 P.M.**

**Members present:** Alan Peltz, Dick Harris, Chris Dorworth, Thomas Mahoney, Ben Tucker, Beth Hattaway, and Dudley Bates

**Also present:** Matt West, Planning Manager, Mahmoud Najda, Development Review Manager, Kent Cichon, Financial Manager, Jeff Hopper, Senior Planner, Rob Walsh, Principal Coordinator, Cynthia Sweet, Planner, and Candace Lindlaw-Hudson, Sr. Staff Assistant.

**Lockwood-McCulloch Retail PUD Final Master Plan Amendment / Avid Engineering, Kimberley Hall, P.E., applicant;** 8.47 acres; major amendment to Carillon PUD Final Master Plan for Office/Retail/Restaurant; located on the northwest corner of McCulloch and Lockwood Roads. (Z2003-007)  
Commissioner. Maloy - District 1      Rob Walsh, Principal Coordinator

Rob Walsh stated that the applicant is proposing a 7 lot subdivision. The first variation from C-1 standards on the conceptual site plan is the elimination of the 5 foot buffers along both sides of the lot lines. Buffering will be provided along the periphery of the property. The applicant is proposing to apply the area of the retention pond to the 25 percent open space requirement. C-1 would normally have a 25 percent open space requirement for each lot, but the proposal. Staff recommendation was for approval, with an amendment to condition 5, which would limit the number of free standing ground signs to 2 ground signs.

Ed Entreken of 1060 Kane Road, Duneden, Florida, asked the Board to approve his request.

There were no comments from the audience.

**Commissioner Mahoney made the motion to approve the request according to the staff report as presented and amended at this meeting.**

**Commissioner Hattaway seconded the motion.**

**The motion passed by a vote of 7 – 0.**

**B. Lockwood-McCulloch Retail Preliminary Subdivision Plan; Olympia**

Development Group, Inc. / Eddie Entreken; approximately 8.47 acres; preliminary subdivision approval for a 7 lot Preliminary Subdivision Plan PUD; on Tracts 201/401 of the Carillon PUD located at the northwest corner of Lockwood Boulevard and McCulloch Road.

Commissioner Maloy – District 1

Cynthia Sweet, Planner

Cynthia Sweet stated that staff recommendation was for approval.

There were no comments or questions from the audience.

**Commissioner Harris made the motion to approve the request, according to the conditions found in the staff report.**

**Commissioner Peltz seconded the motion.**

**The motion passed by a vote of 7 – 0.**

**Addendum to the Carillon PUD  
Final Master Plan and  
Developer's Commitment Agreement**

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On April 8, 2003 the Board of County Commissioners of Seminole County, Florida issued this Addendum to the Carillon PUD Final Master Plan and Developer's Commitment Agreement ("the Agreement") for the Lockwood/McCulloch Retail development within the Carillon PUD relating to and touching and concerning the following described property:

See attached hereto as Exhibit "A" (the "Property").

**I. PROPERTY OWNER**

The Current property owner is Olympia Development ("Owner").

**II. STATEMENT OF BASIC FACT**

- a. Total Acreage: 8.47 acres
- b. Zoning: PUD (Planned Unit Development)

**III. DEVELOPMENT COMMITMENT**

The following conditions shall apply to the development of the Property:

1. The platting for the project shall incorporate appropriate provisions for shared access and parking between all parcels; and
2. The plans submitted for final engineering approval shall provide the appropriate landscaping and pedestrian amenities for the storm water retention pond as required by LDC Section 30.1344(e)(3)(A); and
3. Each lot of the commercial subdivision shall provide a minimum of 8.2% open space based on the storm water retention pond meeting the open space criteria of the LDC Section 30.1344(e)(3)(A);
4. A property owner's association shall be established at the time of platting to provide for the maintenance of the landscaping, buffers, and parking areas and shared infrastructure; and
5. Signage must comply with the design of the rendering submitted in the sign package, the design must be consistent on all signs, pole signs are prohibited, there are to be a maximum of six (6) signs, and the maximum height of the signs shall be 15 feet.

**IV. PUBLIC FACILITIES**

**WATER:**

Water service shall be provided by Seminole County. Design of lines and fire hydrants shall conform to all Seminole County and Florida Department of Environmental Protection Standards.

**SANITARY SEWER:**

Central Sanitary Sewer shall be provided by Seminole County. Designs of lines and pump stations shall conform to all Seminole County and Department of Environmental Protection Standards.

STORM DRAINAGE

Storm water drainage treatment and storage for pre-post conditions are to be provided on-site according to Seminole County and the St. Johns River Water Management District's ERP regulations.

FIRE PROTECTION:

Fire protection shall be provided by Seminole County. Fire hydrant shall be located according to Seminole County regulations.

V. STANDARD COMMITMENTS

Unless specifically addressed otherwise herein, all development shall fully comply with all of the codes and ordinances, including the impact fee ordinance, in effect in Seminole County at the time of permit issuance.

All obligations, liabilities and responsibilities incurred by or implied by the Owner by this Agreement shall be assumed by any successors-in-interest of any portion of the Property.

This Development Order touches and concerns the Property, made and the conditions, commitments, and provisions of the development order shall perpetually burden, run with, and follow the said Property and be a servitude upon and binding upon said property unless released in whole or in part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the property has expressly covenanted and agreed to this provision and all other terms and provisions of the Agreement.

The terms and provisions of the Agreement are not severable, and in the event any portion of this Agreement shall be found to be invalid or illegal, then the entire Agreement shall be null and void.

VI. INTERPRETATION: RELATIONSHIP TO FINAL MASTER PLAN AND DEVELOPMENT ORDER

In the event of an inconsistency between this Agreement and any previously issued orders or agreements related to and regarding the Property and the terms of this Agreement, this Agreement shall control.

**DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE.**

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
Marianne Morse  
Clerk to the Board of County  
Commissioners of Seminole County,  
Florida.

By: \_\_\_\_\_  
Daryl G. McLain, Chairman  
Date: \_\_\_\_\_

For use and reliance of Seminole  
County only. Approved as to form  
and legal sufficiency.

As authorized for execution by the  
Board of County Commissioners in  
Their April 4, 2003 regular meeting.

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County Attorney

Exhibit "A" Legal Description of Property  
Exhibit "B" PUD Final Master Plan Amendment

**OWNER'S CONSENT AND COVENANT**

Comes Now, Olympia Development on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Agreement.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Edward Entreken, Vice President  
Olympia Development

\_\_\_\_\_  
Witness

\_\_\_\_\_  
By: Print Name

**STATE OF FLORIDA**

**COUNTY OF SEMINOLE**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

# LEGAL DESCRIPTION

## LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### PARCEL 201

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35; THENCE N89°56'13"E, ALONG THE SOUTH LINE OF SOUTHWEST 1/4 OF SECTION 35 FOR 663.45 FEET; THENCE N00°49'19"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR 60.00 FEET TO THE POINT OF BEGINNING; THENCE N89°56'13"E, ALONG THE NORTH RIGHT OF WAY LINE OF McCULLOCH ROAD AS SHOWN ON THE PLAT OF LOCKWOOD BOULEVARD AS RECORDED IN PLAT BOOK 42, PAGE 80 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 240.41 FEET; THENCE N44°56'13"E, A DISTANCE OF 106.07 FEET; THENCE N00°03'47"W, A DISTANCE OF 120.00 FEET; THENCE N02°59'23"E, A DISTANCE OF 210.19 FEET; THENCE LEAVING THE WESTERLY RIGHT OF WAY LINE OF LOCKWOOD BOULEVARD AND RUN S89°56'13"W, 332.06 FEET; THENCE S00°49'19"E, ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR A DISTANCE OF 404.93 FEET TO THE POINT OF BEGINNING.

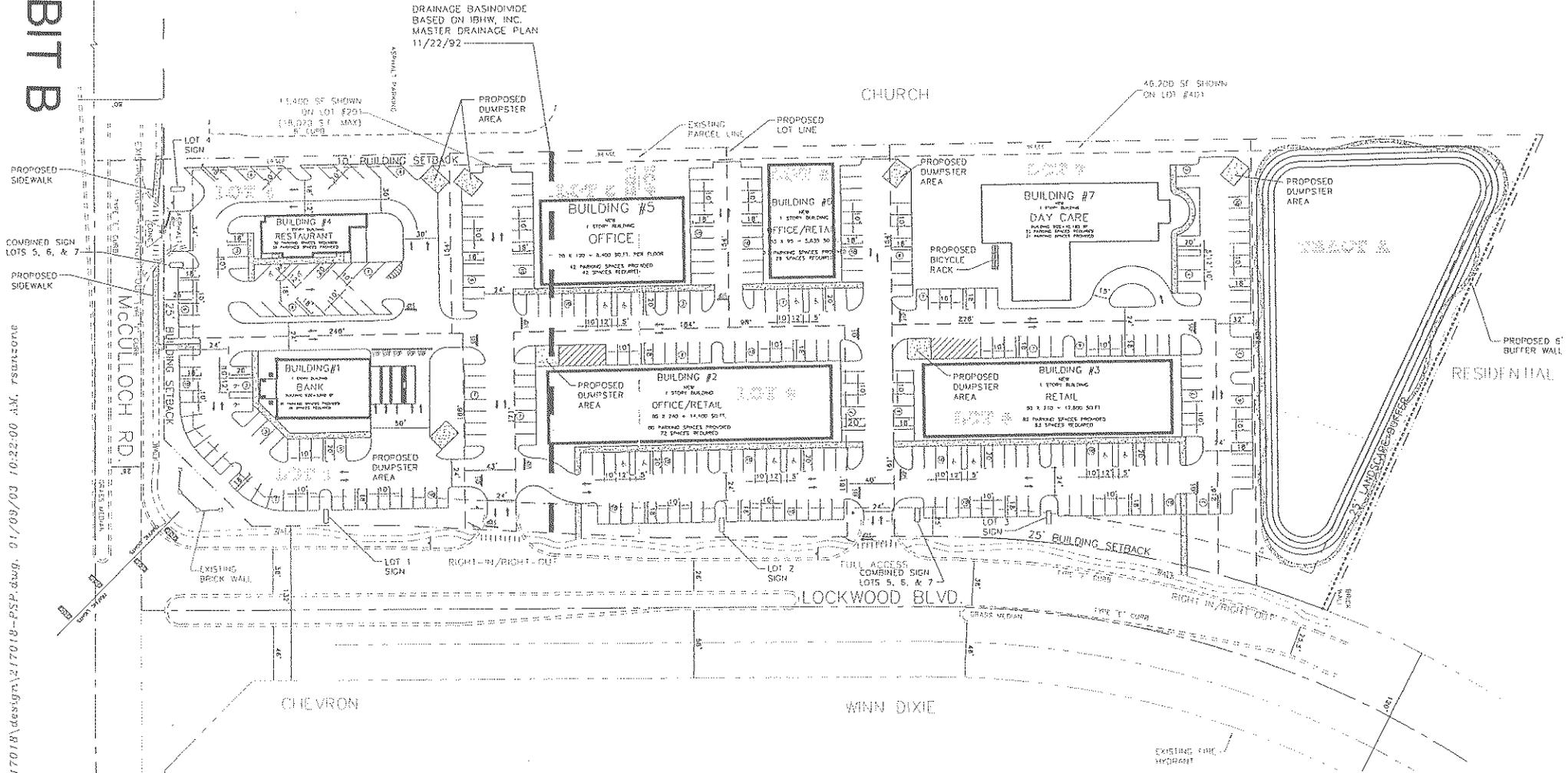
### PARCEL 401

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35; THENCE N89°56'13"E, ALONG THE SOUTH LINE OF SOUTHWEST 1/4 OF SECTION 35 FOR 663.45 FEET; THENCE N00°49'19"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR 60.00 FEET; THENCE N89°56'13"E, ALONG THE NORTH RIGHT OF WAY LINE OF McCULLOCH ROAD AS SHOWN ON THE PLAT OF LOCKWOOD BOULEVARD AS RECORDED IN PLAT BOOK 42, PAGE 80 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 240.41 FEET; THENCE N44°56'13"E, A DISTANCE OF 106.07 FEET; THENCE N00°03'47"W, ALONG THE WESTERLY RIGHT OF WAY LINE OF LOCKWOOD BOULEVARD FOR A DISTANCE OF 120.00 FEET; THENCE N02°59'23"E, A DISTANCE OF 210.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N02°59'23"E, 15.13 FEET; THENCE N00°03'47"W, A DISTANCE OF 236.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 910.00 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE OF A CENTRAL ANGLE OF 21°37'05" FOR A DISTANCE OF 343.36 FEET, (SAID CURVE HAVING A CHORD BEARING OF N10°44'46"E, AND A CHORD LENGTH OF 341.32 FEET); THENCE LEAVING THE WESTERLY RIGHT OF WAY LINE OF LOCKWOOD BOULEVARD AND RUN N65°43'00"W, A DISTANCE OF 446.83 FEET; THENCE S00°49'19"E, ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 FOR A DISTANCE OF 771.06 FEET; THENCE RUN N89°56'13"E, 332.06 FEET TO THE POINT OF BEGINNING.

## EXHIBIT A

# EXHIBIT B

H:\dwg\217018\design\217018-PSP.dwg, 01/09/03 10:22:00 A.M. rsarizone



SIGN PACKAGE  
OLYMPIA – P.U.D.  
McCULLOCH RD. & LOCKWOOD BLVD.  
SEMINOLE COUNTY, FLORIDA

Olympia Development Group, Inc. as owner and developer will implement a unified sign plan for the commercial development. Each of the allowed signs will have the same basic design for consistency within the project.

Only ground signs will be allowed. The maximum height of any ground sign will be fifteen (15) feet above the elevation of the crown of the road, consistent with the current Seminole County Sign Regulations.

A front and side elevation of a sign from another Olympia project is attached. The signage in the McCulloch & Lockwood project will be similar. The base will most likely be split-face block, to be consistent with the Mediterranean themes popular in Florida. The body of sign will be aluminum as manufactured by the sign company. The colors of the signs will be consistent throughout the development and determined in advance by the developer.

The ground sign will be an internal lit box, with external panels for the tenant or tenants. The ground signs will have an architectural decorative cap at the top.

The current point-of-sale copy area allowed by Seminole County includes wall signage as well as ground signage. Therefore, until the specific tenants are identified, it will be impossible to ascertain

any maximum size of ground signage. The breakdown between wall and ground signage will be at the determination of the individual lot users.

Olympia has designed the Subdivision Plan to give all seven lots the necessary frontage on a public right-of-way to allow an individual ground sign. Therefore, the total point-of-sale copy area for the combined wall and ground signage for the project will be based on the lineal feet of the building frontage for all seven lots. However, we are proposing only six individual ground signs, and the maximum point-of-sale copy will be spread over the six signs and the building's wall signage.

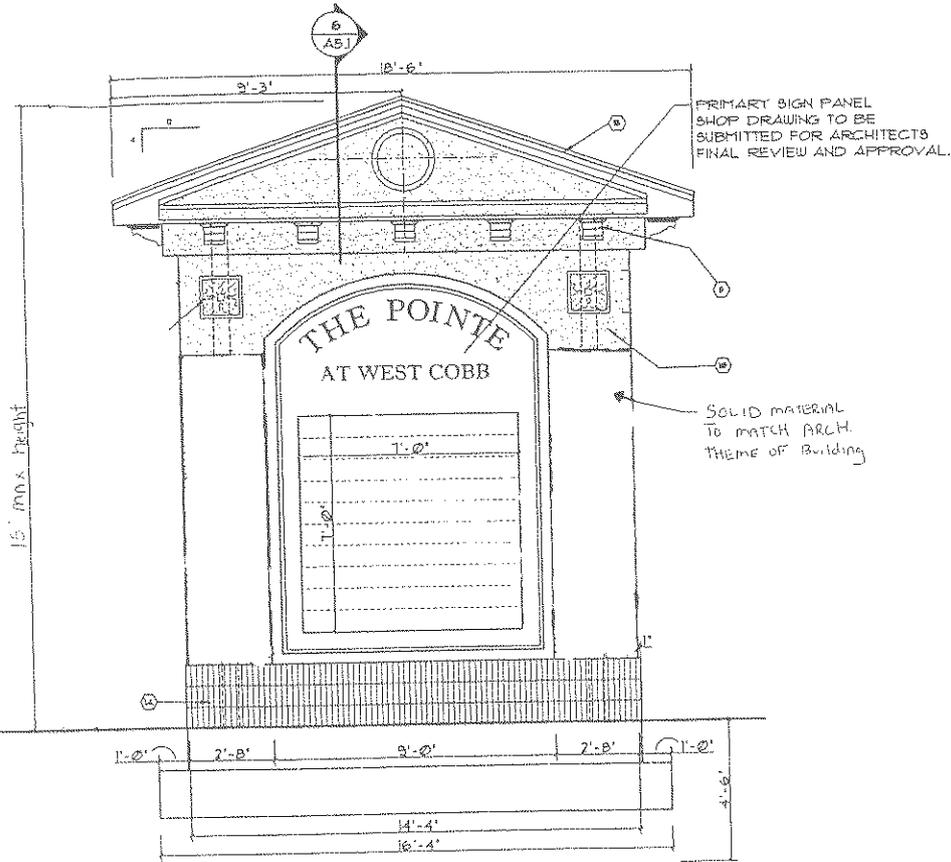
Individual ground signs are proposed for Lots 1 through 4. For Lots 5 through 7, two off-site combined ground signs are proposed at the existing curb cut on McCulloch and the full access point on Lockwood for better visibility. These two combined ground signs would be instead of the allowed three individual lot ground signs.

OSSEWOOD RED D/S'  
 ET. B/451  
 3 FOR ARCHITECTS

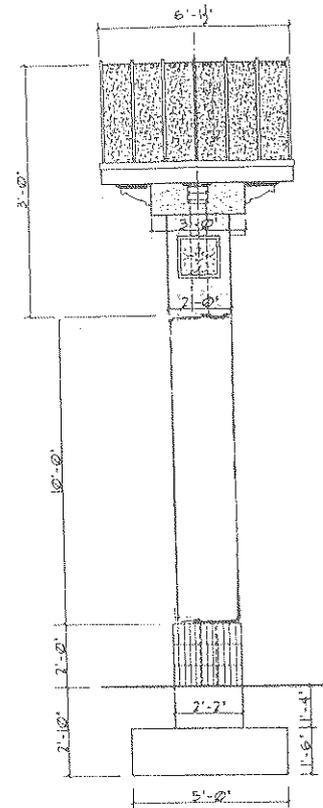
INSULATED

FLOOR: 'HEMLOCK

SIGN 16' X 16' LEAF



2 FRONT ELEVATION  
 SCALE:



3 SIDE ELEVATION  
 SCALE:



**TOULOOM**  
 ARCHITECTS  
 1000 KEENE  
 TELEPHONE:

DRAWING:

- WALGI
- LANDI

ALL CONSTRI

- WALCRI
- LANDLO

STC

- NEW....
- REMODELI
- RELOCATI
- OTHERS



